

# Unit 3609 - Wind

3609 - 350 S Miami Av, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: RX-11002137  
 Status: Active  
 Size: 740 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: Assigned,Covered,Garage - Building  
 View:  
 List Price: \$415,000  
 List PPSF: \$561  
 Valuated Price: \$402,000  
 Valuated PPSF: \$543

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units: 488  
 Number of active listings for rent: 28  
 Number of active listings for sale: 24  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 13  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 3

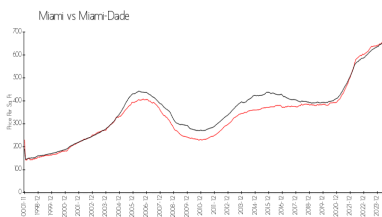
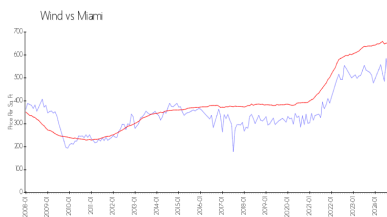
## Building Association Information

Wind by Neo Condominium  
 (786) 837-5968

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4109	740 sq ft	Aug 2024	\$422,500	\$571
1512	704 sq ft	Jul 2024	\$380,000	\$540
3512	704 sq ft	Jun 2024	\$380,000	\$540
305	1,212 sq ft	May 2024	\$475,000	\$392
311	820 sq ft	Apr 2024	\$392,000	\$478
708	820 sq ft	Apr 2024	\$425,000	\$518

## Market Information



Wind: \$511/sq. ft.      Miami: \$650/sq. ft.  
 Miami: \$650/sq. ft.      Miami-Dade: \$697/sq. ft.

## Inventory for Sale

Wind: 5%  
 Miami: 4%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months



Wind  
Miami  
Miami-Dade

82 days  
84 days  
84 days